

**APPLICATION # A-2021-0206**  
**WARD #6**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **SYED IFTIKHAR HUSSAIN SHAH AND HINA SYED** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 188, Plan 43M-2030 municipally known as **27 LONGEVITY ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit an existing deck to encroach into the minimum required rear yard by 4.94m (16.21 ft.), resulting in a rear yard setback of 2.56m (8.39 ft.) to the landing whereas the by-law permits a maximum encroachment of 3.0m (9.84 ft.), resulting in a rear yard setback of 4.5m (14.76 ft.).

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, October 5, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

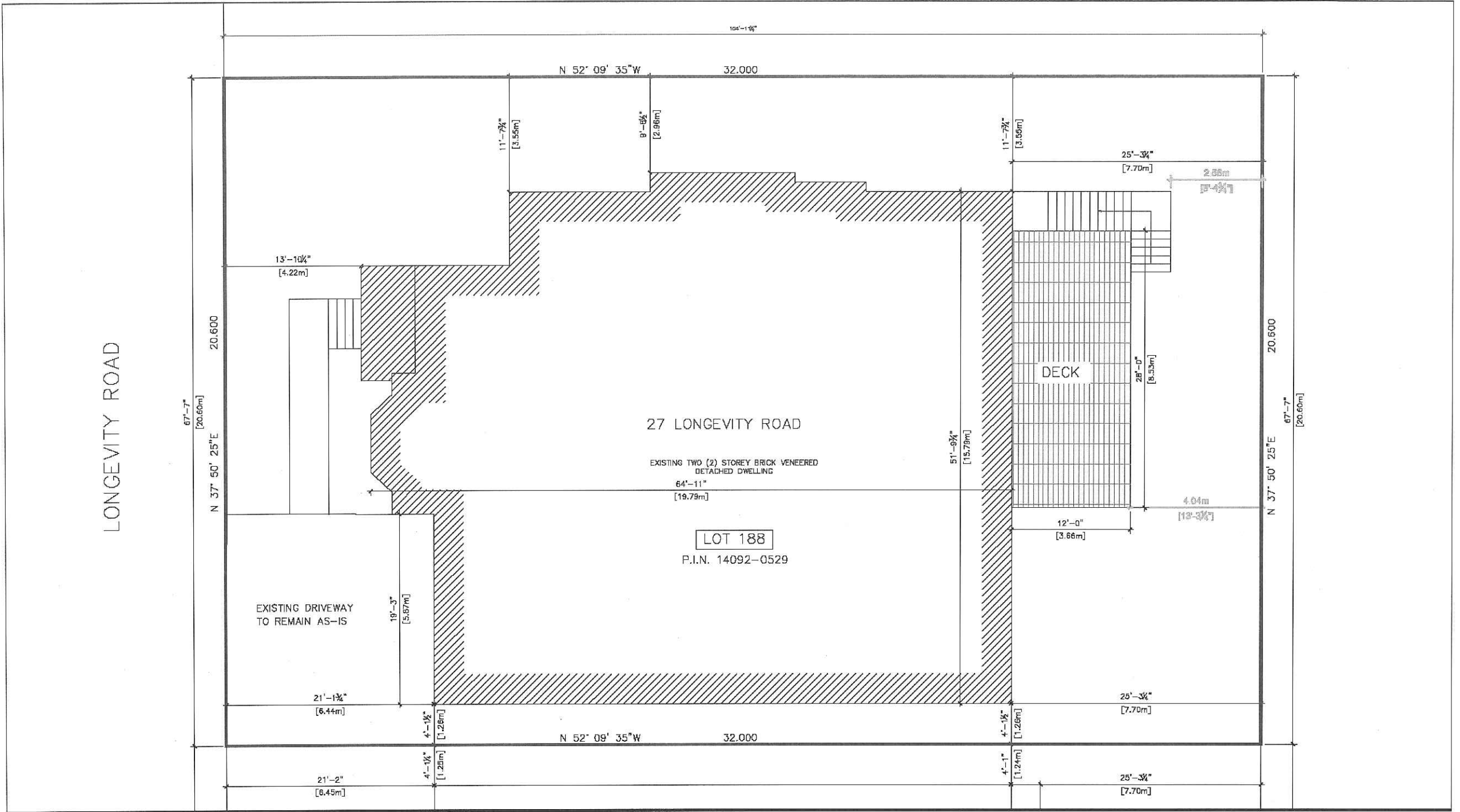
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 23rd Day of September, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



27 LONGEVITY ROAD, BRAMPTON

SITE PLAN

SCALE :  $\frac{3}{32}$ " = 1'0" DATE: 2021-08-27

**Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency**

**Electronic Hearing Procedures  
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Friday, October 1, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Friday, October 1, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, October 1, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

September 17, 2021

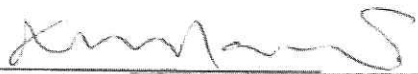
To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
SYED IFTIKHAR HUSSAIN SHAH AND HINA SYED  
LOT 188, PLAN 43M-2030  
A-2021-0206- 27 LONGEVITY ROAD

---

Please **amend** application **A-2021-0206** to reflect the following:

1. To permit a deck to encroach into the minimum required rear yard by 4.94m (16.21 ft.), resulting in a rear yard setback of 2.56m (8.39 ft.) whereas the by-law permits a maximum encroachment of 3.0m (9.84 ft.), resulting in a rear yard setback of 4.5m (14.76 ft.).

  
Applicant/Authorized Agent

Sep 17 / 2021



FILE NUMBER: A-2021-0206

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**

**Minor Variance or Special Permission**

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** SYED IFTIKHAR HUSSAIN SHAH & HINA SYED  
**Address** 27 LONGEVITY ROAD, BRAMPTON, ON

**Phone #** 6476860539 **Fax #** \_\_\_\_\_  
**Email** iftikharshah08@hotmail.com

2. **Name of Agent** LAXMAN PATEL  
**Address** 1601-21 MARKBROOK LANE, TORONTO, ON, M9V 5E4

**Phone #** 6479677937 **Fax #** \_\_\_\_\_  
**Email** laxman@kalparchitect.com

3. **Nature and extent of relief applied for (variances requested):**  
1. REAR YARD SETBACK RELIEF REQUIRED FROM THE PROPOSED DECK = 4.04 m

4. **Why is it not possible to comply with the provisions of the by-law?**  
1. SLIGHTLY LARGER DECK SIZE IS REQUIRED TO ACCOMODATE FAMILY ENTERTAINMENT FUNCTIONS

5. **Legal Description of the subject land:**  
**Lot Number** 188  
**Plan Number/Concession Number** PLAN 43M-2030  
**Municipal Address** 27 LONGEVITY ROAD, BRAMPTON

6. **Dimension of subject land (in metric units)**  
**Frontage** 20.60 M  
**Depth** 32.00 M  
**Area** 659.2 SQ.M.

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES on the subject land:** List all structures (dwelling, shed, gazebo, etc.)

1. HOUSE - GROUND FLOOR AREA = 288 SQ.M.

WIDTH= 15.79 m, LENGTH=19.79 m, HEIGHT= 2 STOREY AND WALKOUT BASEMENT

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

PROPOSED DECK - WIDTH =3.66m, LENGTH =8.53 m, HEIGHT = 3.2 m

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback 4.22m, 6.44m

Rear yard setback 7.7 m

Side yard setback 1.26m

Side yard setback 2.96m, 3.55m

**PROPOSED**

Front yard setback 4.22m, 6.44m

Rear yard setback 4.04 m, 7.7m

Side yard setback 1.26m

Side yard setback 2.96m, 3.55m

10. Date of Acquisition of subject land: 05/30/2018
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 03/21/2018
15. Length of time the existing uses of the subject property have been continued: 03/21/2018
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

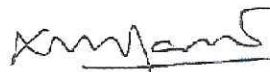
Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



Digitally signed by Laxman Patel  
DN: cn=Laxman Patel, o=LAXMAN PATEL ARCHITECT,  
c=CA, email=arch.laxmanpatel@gmail.com, c=CA  
Date: 2021.09.01 09:53:03 -04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON

THIS 01 DAY OF SEPTEMBER, 20 21.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, LAXMAN PATEL, OF THE CITY OF TORONTO

IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF Peel THIS 1st DAY OF

September, 20 21.

Jeanie Myers  
A Commissioner etc.



Digitally signed by Laxman Patel  
DN: cn=Laxman Patel, o=LAXMAN PATEL  
ARCHITECT, ou,  
email=arch.laxmanpatel@gmail.com, c=CA  
Date: 2021.09.01 09:53:17 -04'00'

Jeanie Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1E-18-2509

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Tall Tonyne  
Zoning Officer

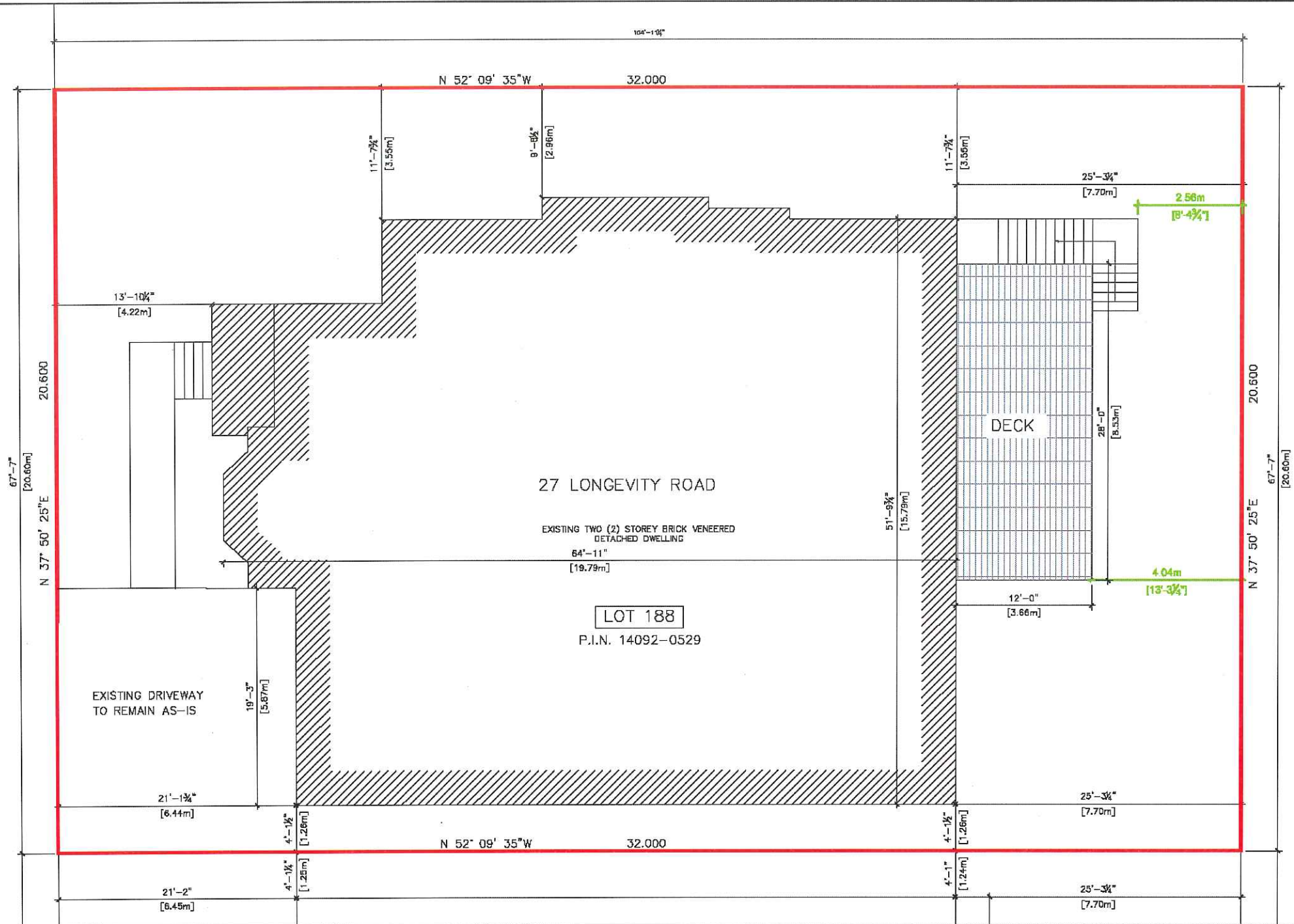
Sept 6, 2021.

Date

DATE RECEIVED

September 1, 2021

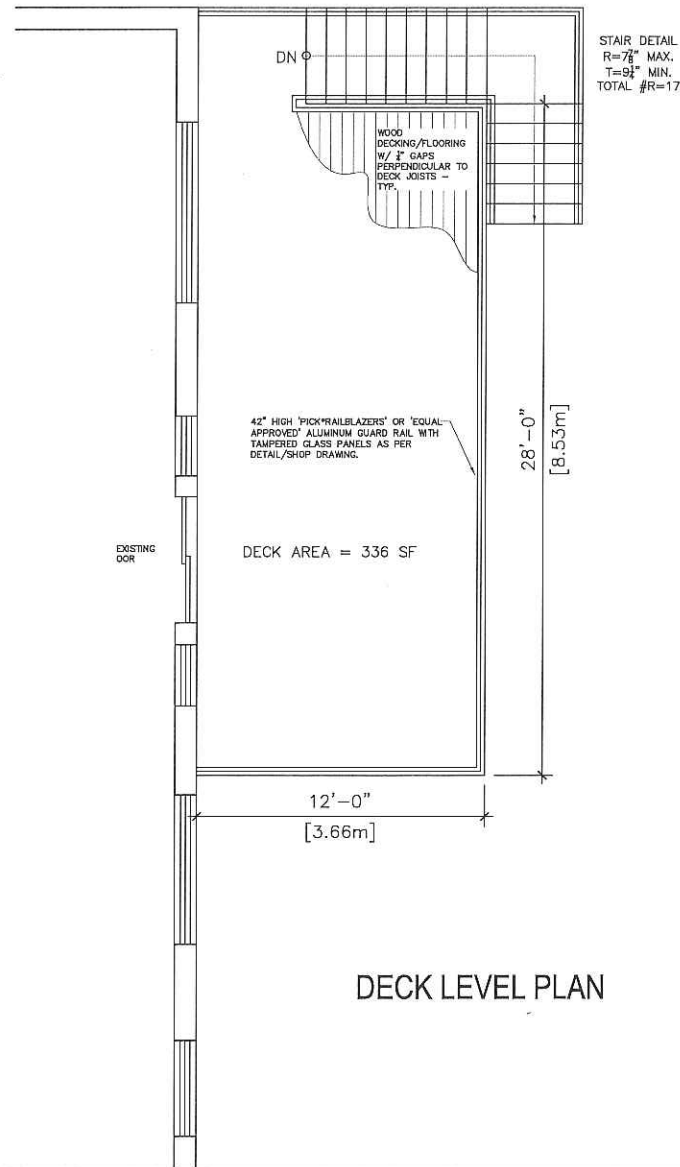
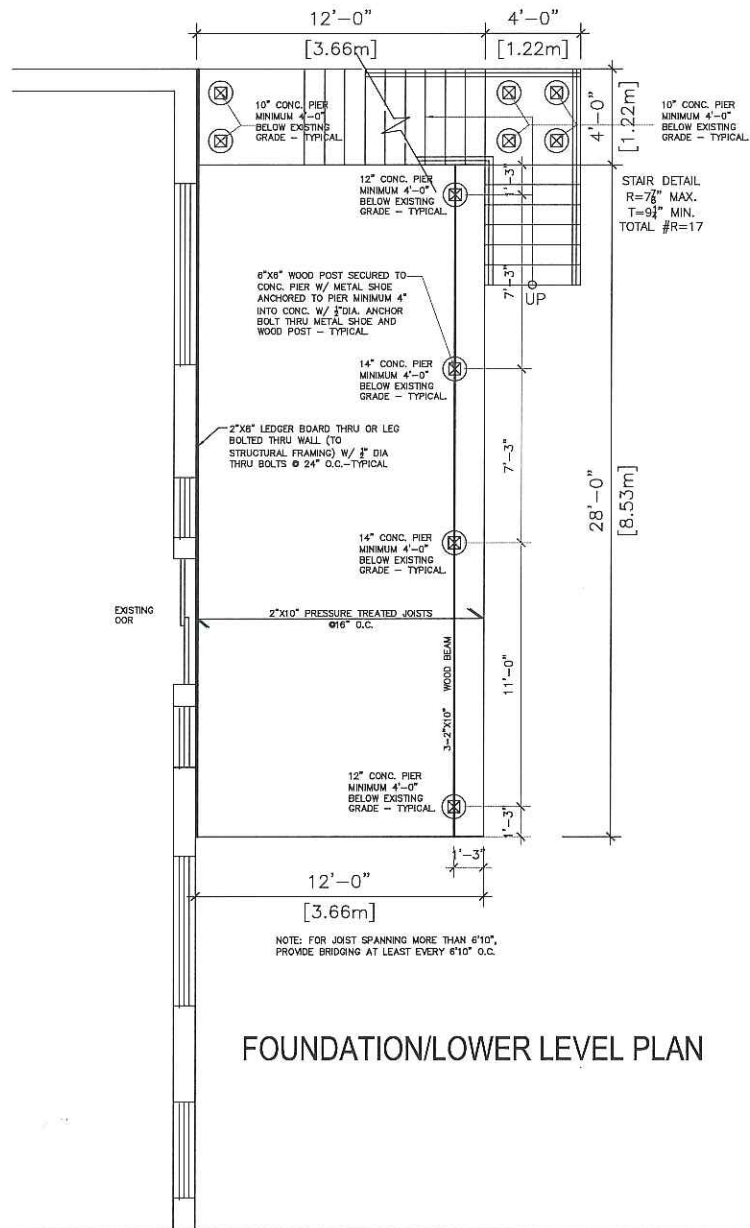
LONGEVITY ROAD



27 LONGEVITY ROAD, BRAMPTON

SITE PLAN

SCALE :  $\frac{3}{32}$ " = 1'0" DATE: 2021-08-27



SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF LOTS 187 AND 188  
PLAN 43M-2030  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300  
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.  
METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 187 & 188  
ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1279464  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

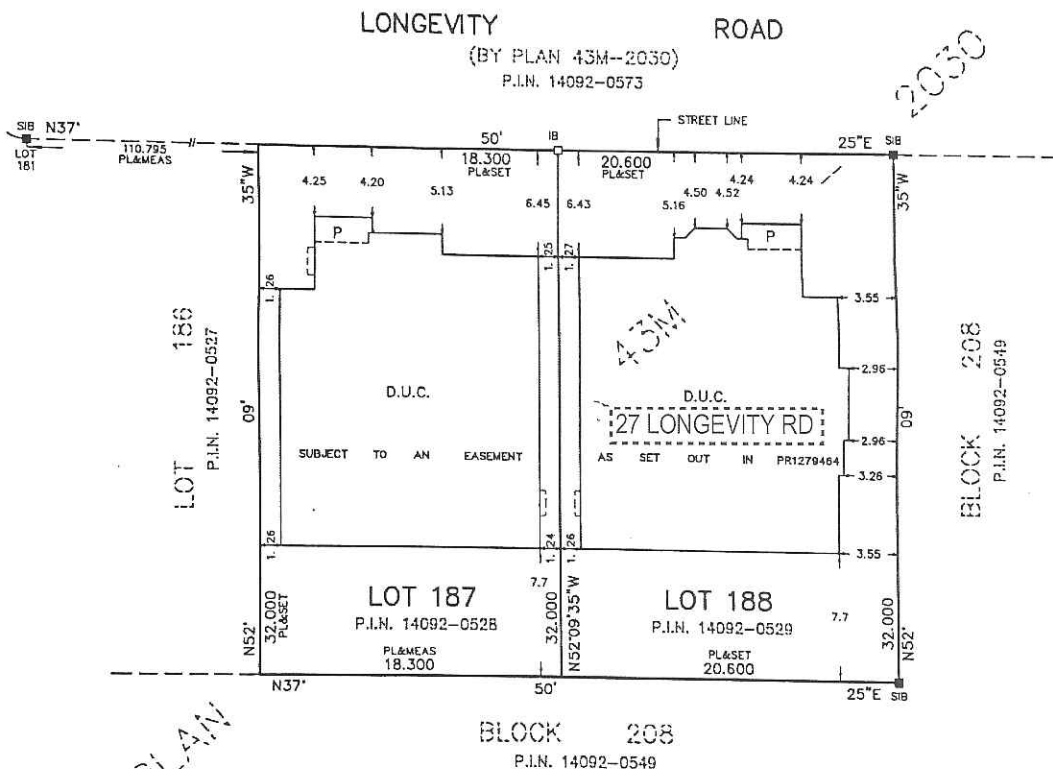
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22<sup>nd</sup> DAY OF JUNE, 2017.

DATE: JUNE 23, 2017.

T. SINGH  
ONTARIO LAND SURVEYOR



NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2030
- P DENOTES PORCH

ALL FOUND MONUMENTS BY HOLDING JONES  
VANDERVEEN INC., O.L.S.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
SOUTHEAST LIMIT OF LONGEVITY ROAD AS SHOWN ON  
PLAN 43M-2030 HAVING A BEARING OF N37°50'25"E.

THIS REPORT WAS PREPARED FOR  
REGAL CREST HOMES  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2017.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2019656



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29(3).



RADY-PENTEK & EDWARD SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2099  
Website: www.r-pe.ca

DRAWN: V.K.  
CAD FILE No. 2030-187

CHECKED: G.Y./T.S.  
JOB No. 17-033

\*17-033\* \*43M-2030 L187-188\*





Laxman Patel <laxman@kalparchitect.com>

---

**RE: [External] New submission from Contact our Planning Team**

1 message

---

**Slaght, Tyler** <Tyler.Slaght@cvc.ca>

Fri, Aug 20, 2021 at 11:01 AM

To: "laxman@kalparchitect.com" <laxman@kalparchitect.com>

Hi Laxman,

27 Longevity shows up in our regulated areas mapping however this is a mapping error and it is not regulated. 25 Longevity is not regulated.

Permits are not required for either property.

Regards,

I'm working remotely. The best way to reach me is by email, mobile phone or Microsoft Teams.

**Tyler Slaght** | RPP |

Senior Regulations Officer, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 406 | M: 647-286-7427

tyler.slaght@cvc.ca | cvc.ca



[View our privacy statement](#)

---

**From:** ZZG-CVC-Planning <planning@cvc.ca>

**Sent:** Friday, August 20, 2021 10:51 AM

**To:** Slaght, Tyler <Tyler.Slaght@cvc.ca>

**Subject:** FW: [External] New submission from Contact our Planning Team

**From:** Contact our Planning Team <noreply@cvc.ca>  
**Sent:** Friday, August 20, 2021 9:13 AM  
**To:** ZZG-CVC-Planning <planning@cvc.ca>  
**Subject:** [External] New submission from Contact our Planning Team

**[CAUTION]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt contact [help211@cvc.ca](mailto:help211@cvc.ca)

Page: Regulation Mapping

**First Name**

Laxman

**Last Name**

Patel

**Email**

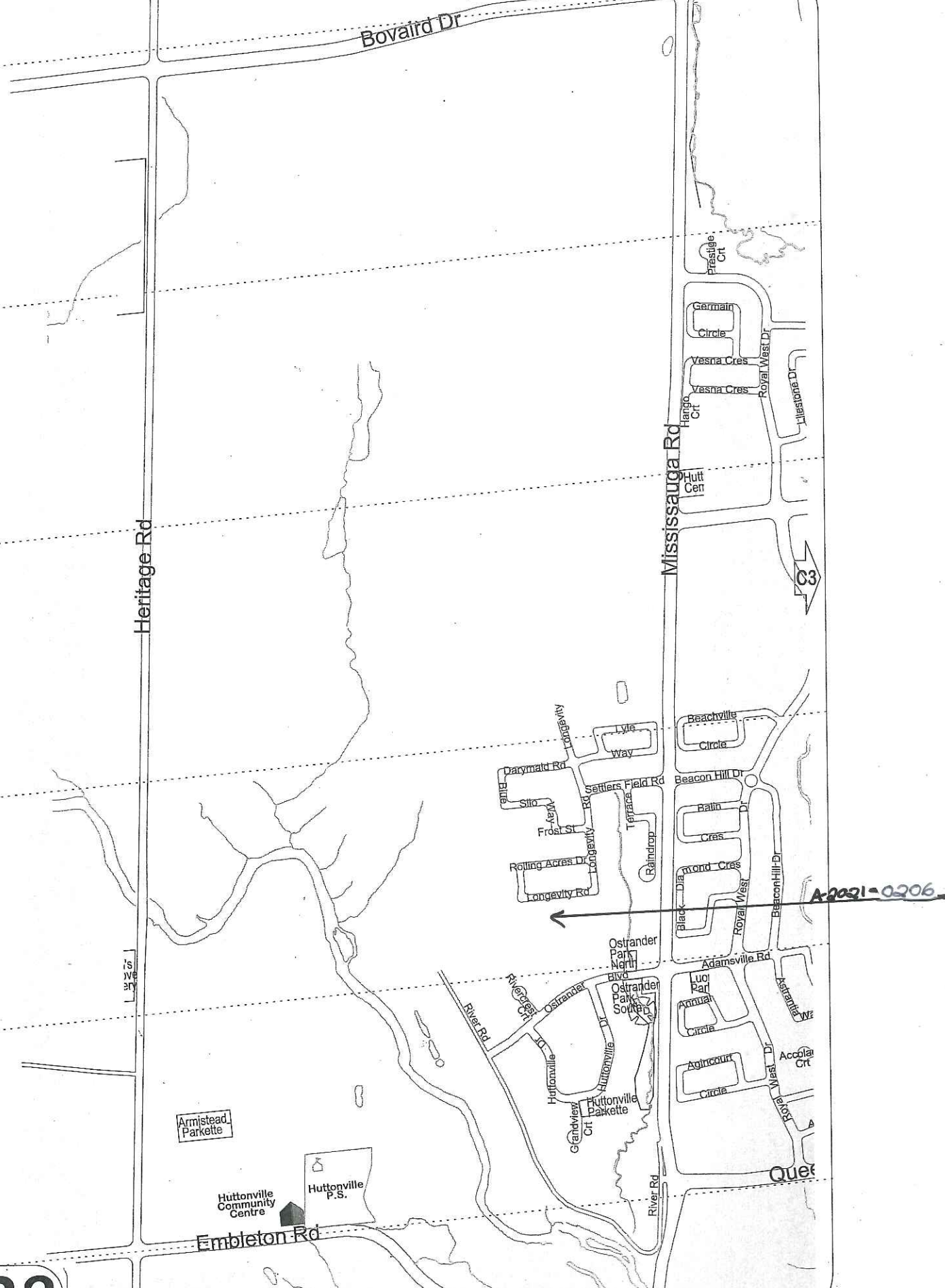
[laxman@kalparchitect.com](mailto:laxman@kalparchitect.com)

**Postal Code**

m9v5e4

**Question or Comment**

I am working on addition of deck in the rear yard for two properties located at 25 Longevity road & 27 Longevity road, Brampton.  
Are these properties regulated by CVC and do I require a permit from CVC? Please advise. Laxman Patel Architect



Bovaird Dr

Heritage Rd

Mississauga Rd

03

A-2021-0206

Armistead Parkette

Huttonville Community Centre

Huttonville P.S.

Embleton Rd

Longevity  
Lyle Way  
Darymald Rd  
Siro  
Frost St  
Rolling Acres Dr  
Longevity Rd  
Terrace  
Raindrop

Ostrand  
Park North  
Ostrand  
Park South  
Huttonville  
Huttonville  
Parkette  
Grandview  
Crt

Beachville Circle  
Beacon Hill Dr  
Balin Cres  
Diamond Cres  
Royal West  
Beacon Hill Dr  
Adamsville Rd  
Luo Park  
Annual Circle  
Aghincourt Circle  
Accolai Crt  
Royal West

Que